

PB# 94-14

WEST POINT TOURS

69-4-6.2,7 & 8

4- 14 West Point Tours, Inc. - S. P.

Rt. 94 - Bldg Addition

(Woodward Const.)

Approved 9/15/94

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-14

June 1, 1994

RECEIVED FROM West Point Tours, Inc.

Six Hundred Fifty 00/100 DOLLARS

Site Plan Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ -0-

Mary Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAS PRODUCT

9.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14070

June 1 1994

Received of West Point Tours, Inc. \$ 150.00

One Hundred fifty 00/100 DOLLARS

For Application Fee 94-14

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 4299</u>		<u>150.00</u>

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14107

June 16 1994

Received of West Point Tours, Inc. \$ 200.00

Two Hundred 00/100 DOLLARS

For P.B. #94-14 Special Permit App. Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK 4342</u>		<u>200.00</u>

By Dorothy Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.

NO. 94-14

June 16 1994

69

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14070

June 1 1994

Received of West Point Tours, Inc. \$ 150.00

One Hundred fifty 00/100 DOLLARS

For Application Fee 94-14

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 4279		150.00

By Dorothy N. Hansen
sh
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14107

June 16 1994

Received of West Point Tours, Inc. \$ 200.00

Two Hundred 00/100 DOLLARS

For P.B. #94-14 Special Permit App. Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CK 4342		200.00

By Dorothy Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, NY 12553

NO. 94-14
September 13, 1994

RECEIVED FROM West Point Tours, Inc.

One Hundred Forty - Nine 20/100 DOLLARS

4 1/2 of \$3,730.00 Engineering Inspection Fee

Account Total \$ 149.20

Amount Paid \$ 149.20

Balance Due \$ -0-

Myles Mason, Secy to the P.B.
A. Zappalo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

own copy
795-2146

Eng. fee
\$ 282.50

14196
1994

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

July 27 14196
1994

Received of W. J. Woodward Construction Inc. 150.00

One Hundred fifty 00/100 DOLLARS

For Planning Board # 94-14

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 17180		150.00

By Dorothy H. Hansen
sh

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Mark, 9/9/94
Please let me
know if this is
ready for stamp.
Plan OK to
stamp [Signature]

More
Receipts
Under
Papers

RECEIVED MAR 22 1995



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

21 March 1995

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WEST POINT TOURS SITE PLAN
SITE PLAN COMPLETION REVIEW - 14 MARCH 1995
MHE JOB NO. 87-56.2/T94-14

This memorandum is provided to confirm my follow-up review of the subject site plan on the afternoon of 14 March 1995. This review is pursuant to our previous joint review.

Based on my field review on this date, it is my opinion that the four (4) handicapped spaces have been satisfactorily completed at the front of the business. Blue striping, including both the handicapped symbol and cross-hatched area, have been completed. Handicapped parking signs have been placed for each of the four (4) spaces.

In addition to the required items, in accordance with our recommendation, the owner has installed a "One-Way Do Not Enter" sign on the fence at the right end of the building. The one-way traffic flow at the west end of the building should make this a more safe operation.

Based on the above, I am aware of no reason why the owner could not be issued a Certificate of Occupancy, as long as all the building code related issues have been resolved.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Mark J. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:3-21-E.mk

RECEIVED FEB 28 1995



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.

WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.

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(717) 296-2765

27 February 1995

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WEST POINT TOURS SITE PLAN
NEW WINDSOR PLANNING BOARD PROJECT 94-14
FIELD REVIEW - SITE COMPLETION STATUS - 2/24/95

This memorandum shall confirm our field review on the afternoon of 24 February 1995 of the subject project. The purpose of our visit was to review the status of site completion, relative to the site plan stamped approved by the Planning Board on 15 September 1994.

While at the site, we met with Bob Brisman and Tom Coupert, Sr., both representing West Point Tours. They both indicated that, although the building was substantially complete, they have been unable to complete the outside work due to the winter season. In line with same, they have now requested that we accept the relocation of the handicapped parking spaces, to relocate same to the front of the building, east end, where pavement already exists. If this is accepted, they could proceed with the placement of the handicapped signs and striping, without further delay. This appears to be an acceptable field modification; as such, Mike and I indicated no problem with same.

One other concern identified during the field review was the fact that the new drive around the west end of the building (addition end) is quite narrow. Both gentlemen indicated that this was an exit only. As such, I recommended that they install a "DO NOT ENTER" sign facing outward toward the highway. They agreed to do so. Also with regard to that end of the property, it was noted that fill had been placed to develop this driveway. I cautioned them that they should monitor this slope and take action as appropriate to stabilize same. Grading in this area was not addressed on the plan; therefore, no specific site plan requirements were included in this regard.

27 February 1995

**MEMORANDUM
PAGE 2**

It was indicated to us that they would have the work completed before they desired the Certificate of Occupancy. As such, either of us can perform a brief follow-up visit to verify completion of these items. Once this is done, I am aware of no additional work which is required relative to the site plan, before the C of O could be issued.

Respectfully submitted,



Mark J. Edgall, P.E.
Planning Board Engineer

MJEmk

A:2-27-2E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-14

NAME: WEST POINT TOURS SITE PLAN & SPECIAL PERMIT
APPLICANT: W.J. WOODWARD CONSTRUCTION

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/15/94	PLANS STAMPED	APPROVED
07/13/94	P.B. APPEARANCE . CLOSED P.H. - NEED COST ESTIMATE - HANDICAP DETAIL ON MAP	NEG DEC. APPR. COND
06/08/94	P.B. APPEARANCE . NEED SPECIAL PERMIT - CORRECT PLAN AND SCHEDULE PUBLIC HEAR.	LA:NEED P.H.
06/01/94	WORK SESSION APPEARANCE	SUBMIT APPLICATION
05/18/94	WORK SESSION APPEARANCE	REVISIONS NEEDED
04/20/94	WORK SESSION APPEARANCE	REVISIONS NEEDED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-14

NAME: WEST POINT TOURS SITE PLAN & SPECIAL PERMIT
APPLICANT: W.J. WOODWARD CONSTRUCTION

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/01/94	MUNICIPAL HIGHWAY	06/22/94	SUPERSEDED BY REV1
ORIG	06/01/94	MUNICIPAL WATER	06/03/94	APPROVED
ORIG	06/01/94	MUNICIPAL SEWER	06/22/94	SUPERSEDED BY REV1
ORIG	06/01/94	MUNICIPAL FIRE . APPR'D WHEN 3 ADDITIONAL HANDICAP SPACES ADDED-PER WORKSHOP	06/02/94	APPROVED COND.
ORIG	06/01/94		06/22/94	SUPERSEDED BY REV1
ORIG	06/01/94		06/22/94	SUPERSEDED BY REV1
REV1	06/22/94	MUNICIPAL HIGHWAY	07/07/94	APPROVED
REV1	06/22/94	MUNICIPAL WATER	06/24/94	APPROVED
REV1	06/22/94	MUNICIPAL SEWER	/ /	
REV1	06/22/94	MUNICIPAL FIRE	06/22/94	APPROVED
REV1	06/22/94		/ /	
REV1	06/22/94		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/11/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-14

NAME: WEST POINT TOURS SITE PLAN & SPECIAL PERMIT
APPLICANT: W.J. WOODWARD CONSTRUCTION

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/01/94	S.P. MINIMUM	PAID		750.00	
06/08/94	P.B. ATTY. FEE	CHG	35.00		
06/08/94	P.B. MINUTES	CHG	36.00		
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	31.50		
09/11/94	P.B. ENGINEER FEE	CHG	282.50		
09/11/94	RET. TO APPLICANT	CHG	330.00		
	TOTAL:		750.00	750.00	0.00

*Please issue a check in the
amount of \$330.00 to:*

*West Point Tours, Inc.
P.O. Box 125 - Rt 94
Vails Gate, N.Y. 12584*

94-14

SITE PLAN FEES - TOWN OF NEW WINDSOR

APPLICATION FEE:.....\$ 150.00 Pd

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ Pd 750.00

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS).....\$

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$

TOTAL ESCROW PAID:.....\$

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 159.00 Pd

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B:\$ _____

RECREATION FEE: (MULTI-FAMILY)

\$1,000.00 PER UNIT

_____ @ \$1,000.00 EA. EQUALS: \$ _____
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 3,730.00

A. 4% OF FIRST \$50,000.00 A. 149.20
B. 2% OF REMAINDER B. _____

TOTAL OF A & B: \$ 149.20 (1)

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 420.00

RETURN TO APPLICANT: \$ 330.00

ADDITIONAL DUE: \$ _____

PUBLIC HEARING:WEST POINT TOURS SITE PLAN AND SPECIAL PERMIT (94-14)
RT. 94

Mr. Thomas Coupart appeared before the board for this proposal.

MR. PETRO: This is a public hearing. What we'll do, the board will review it first. Then I'll open it up to the public at that time.

MR. COUPART: Prior to our last meeting, Mr. Edsall had made a review of this plan and had come up with about six or seven comments and they've all been addressed and implemented on this new site plan. One of them is the building height. This will match the existing building. The metes and bounds, which are now noted on the drawing, the parking schedule which exceeds the number of parking spaces needed, the handicapped notation and location for the 4 additional handicapped parking spaces and that was the extent of Mr. Edsall's comments.

MR. PETRO: We also are here for a special permit and this is for, I believe, repairs being done on the site, is that correct?

MR. BABCOCK: That is correct.

MR. PETRO: Otherwise, they wouldn't need a special permit.

MR. EDSALL: Actually, they currently have that use, they are effectively expanding that use. So you are modifying an existing special permit operation.

MR. PETRO: But it is going to go with this application, just so everybody knows that on the board and in the audience.

MR. EDSALL: Yes.

MR. LANDER: You said there's 4 handicapped spaces?

MR. COUPART: Yes.

MR. LANDER: Two in the front and where?

MR. COUPART: Two in the rear.

MR. LANDER: Now, the parking lot will be finished right after the building or before or in tandem with the building construction so we have room for all the extra vehicles?

MR. COUPART: This area back here?

MR. LANDER: Yes.

MR. COUPART: Yes, this is in the process. I'm not affiliated with that, but I believe that is in the process right now. I believe you are familiar with this scenario most of this back here is going to be located back here.

MR. DUBALDI: What are you proposing the parking lot, shale?

MR. COUPART: It's going to remain as is now, shale, Item 4 gravel driveway.

MR. DUBALDI: How are you going to delineate the parking spaces?

MR. COUPART: They have been there for years, they all know where to park.

MR. DUBALDI: Why don't we open it up to the public.

MR. PETRO: No other discussion from the board? I'm going over number 3, Planning Board may wish to assume position of lead agency. I believe we did that, Mark, I think what we need to do is negative dec at some point but the lead agency our records show we did it on June 8.

MR. EDSALL: I believe you're absolutely correct.

MR. PETRO: We have to go with a negative dec. It's a public hearing and I'll open it up to the public. On the 22nd day June, 1994, the letters went out for this application. And is there anyone at this time in the audience who'd like to speak on behalf of this application, come forward, state your name and address for the steno. Is there anyone here?

MR. LANDER: Make a motion.

MR. PETRO: Motion to close the public hearing.

MR. DUBALDI: Second it.

MR. PETRO: I do have one letter. This is from Bernadette and Chris Scheible, property managers of Public Storage Rental Spaces. On behalf of my company, Public Storage, located on Route 94 next to West Point Tours, we're concerned with the proposed construction behind our property. We currently have an existing water problem, an abundance of water flows through our property during rain storms and melting snow. We're trying to correct this problem, however, we're faced with the possibility of additional problems with this construction. I do not know exactly what West Point Tours plans to do with the property, as far as improvement, but would appreciate if someone could contact us with these plans to avoid potential problem. We don't contact anybody with the plans, they have an opportunity to review the plans. That is why we have a public hearing.

MR. DUBALDI: Isn't the property where the storage is, isn't that ground higher than the ground that is going to be built on or made into the parking lot below?

MR. LANDER: Actually, Mr. Chairman, I'm pretty familiar with that property and they do have a lot of water running through there but it comes from the other side of the Route 94 culvert that goes underneath and I've seen that water about 20 feet in the air once it hits the other manhole. Then it meanders through their lot over to the corner. There's a fence line here.

MR. BABCOCK: If anything, the water from the storage

place runs on to West Point Tours' property.

MR. LANDER: Absolutely.

MR. DUBALDI: Water doesn't go uphill.

MR. LANDER: So the only thing we'd like to hear from Mr. Coupart is that we're not going to slow this water down anymore but decrease what is already there. These people have to maintain this water flow so let's not slow it down anymore than DEC wants.

MR. COUPART: What we're doing up here will have no effect on this scenario which is now under a different--

MR. LANDER: I think I'm getting a little ahead of myself but anyway, so they are not even in the ballpark?

MR. PETRO: Other than the letters, anyone here that wants to speak on this? If not, motion was made and seconded that the public hearing is closed. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd like to open it back up to the Planning Board members, if there's any discussion.

MR. LANDER: Mr. Chairman, they do have a right to be concerned but as you stated before, they should have showed up. This is open to the public, they can come to the Town Hall and take a look. They can come up here and ask questions so maybe we should enlighten them of that fact, they can come up and take a look at this.

MR. PETRO: Myra, do you want to answer that letter? Give them a call, just let them know that we discussed it and there should be no further impact on the downstream water problem. I see you need, for the handicapped parking, you need a detail on the map. Is that correct, Mark, is that what's missing?

MR. EDSALL: They show the general configuration but as per the guidelines that the building inspector has set forth, we ask for detail only so that they put it in properly in the field.

MR. PETRO: Who asked for it?

MR. EDSALL: Building inspector, he has to deal with these people when they build these things in the field.

MR. LANDER: One question here, I see a tree line right next to the building here, proposed addition, is the tree line now are we going to come down here into this parking lot and then around?

MR. COUPART: There's enough room for existing driveway, instead of having as it's shown now, it's just being curved and it's shown as a tree line but I think you have been there also, it's not as heavily treed as it's shown here on the site plan. I think one or two trees but there's trees which won't interfere with the construction.

MR. PETRO: Tom, the DEC permits, they have been acquired for this roadway, I know you have gone across the wetlands, all this is behind us at this point.

MR. COUPART: Once again, this parcel in the back I'm not affiliated with it at this point. This is something that was done prior and there's a contractor there that is constructing I believe at this point they do have their permits.

MR. PETRO: It's a different application.

MR. EDSALL: That will work in the rear with the access, road drainage is all from a previous use application that is approved.

MR. PETRO: We're here for the addition. How about SEQRA?

MR. DUBALDI: I don't see any problem. I make a motion that Planning Board declares negative dec under SEQRA.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare negative dec for the West Point Tours site plan building addition on Route 94. Any further discussion from the board members? If not. Roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: It should be noted that a bond estimate should be submitted in accordance with Paragraph A(1)(9) of Chapter 19. You can do that through Myra's office here.

MR. LANDER: I don't see anything else. I don't know if we should, well, we'd be hardpressed to vote on it tonight. Henry's not here yet or Carl. I don't know if he has something to say on it.

MR. PETRO: Mark, is there anything left that is outstanding?

MR. EDSALL: Actually, they have responded to all the comments we've worked out at the workshop other than adding the detail, I'm not aware of anything.

MR. PETRO: Fire Department approval on 6/22/94, Highway on 7/7/94.

MR. DUBALDI: I make a motion we approve West Point Tours site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the West Point Tours site plan, the detail for the handicapped be placed on the map and the bond be put on the plans.

MR. BABCOCK: Bond estimate, not the bond.

MR. PETRO: Right, estimate. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. COUPART: What's the estimate for?

MR. BABCOCK: Site improvements?

MR. EDSALL: Lanc and Tully is familiar with the requirements for the estimates, so you might be able to talk to them.

MR. BABCOCK: When you're ready for a C.O. and you don't have any of the key site improvements done, we're going to ask that that be bonded and we're going to get the numbers off the estimate that you give us.

MR. COUPART: Okay.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: WEST POINT TOURS SITE PLAN
(BUILDING ADDITION)
PROJECT LOCATION: NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-14
DATE: 13 JULY 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED 5600 SQUARE
FOOT BUILDING ADDITION TO THE EXISTING FACILITY
ON ROUTE 94. THE PROJECT WAS PREVIOUSLY
REVIEWED AT THE 8 JUNE 1994 PLANNING BOARD
MEETING AND IS BEFORE THE BOARD FOR A PUBLIC
HEARING AT THIS MEETING.

1. ~~The latest~~ plan submitted has made corrections as required, based on the discussions at the June meeting and my review comments of 8 June 1994.

All corrections requested have been made with the exception of the addition of the detail for the handicapped parking spaces. This detail should be added before the final plan is submitted.

2. I have received a copy of a deed and description for the overall parcel, dated 26 May 1994. Based on my review of this deed and description, it appears that the overall parcel has been combined into a single deed.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: WEST POINT TOURS SITE PLAN
(BUILDING ADDITION)
PROJECT LOCATION: NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-14
DATE: 13 JULY 1994

4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(9) of Chapter 19 of the Town Code.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

a:WEST-PT.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

RECEIVED SEP 07 1994

- ☐ **Main Office**
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New Windsor, New York 12553
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- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

2 September 1994

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: WEST POINT TOURS SITE PLAN
PLANNING BOARD NO. 94-14

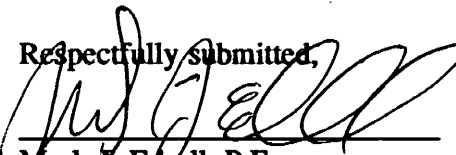
I have reviewed the conditional approval granted by the Planning Board on 13 July 1994 with regard to the subject application. The approval required that the Applicant indicate proper details for the handicapped parking space delineation and required that a Bond Estimate be presented. In association with the closeout of the project, obviously all fees must be paid.


With regard to the detail added to the plan, same requires correction as follows:

- a. The plan must clearly indicate that all striping and pavement markings in connection with the handicapped space must be painted blue.
- b. The plan should, for clarify, indicate that the diagonally striped area has a width of 8' and each of the handicapped spaces has a width of 8'. These are the dimensions referenced in the applicable codes.
- c. The detail incorrectly indicates the Town of New Windsor standard parking space dimension as 18' x 9'. These spaces must be 20' x 10', as required by New Windsor Code.

With regard to the Bond Estimate, although I do not agree with the individual items/amounts of the work items, I believe the total amount would be acceptable for this site plan amendment.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:9-2-2E.mk

Plan dated 9/7/94 OK to stamp




W. J. WOODWARD CONSTRUCTION, INC.

No. 2, Milton Industrial Park, Rte. 9W
Milton, N.Y. 12547

(914) 795-2146/2147
FAX (914) 795-2310

94- 14

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

July 27, 1994
DOC.WPT SITE

RE: Cost estimate for site improvements:

ATTN: Mark Edsall

Dear Mr. Edsall

The cost estimate for site improvements at the West point Tours site located on RT 94 in Vails Gate NY will consist of the following.

1. Relocate the existing drive way around the new addition, and installing oil and chip wearing surface.
2. Installing approximately 432 sqft of oil and chip for the two new handicap parking spaces in rear of the existing building.
3. Add line stripping for three new handicap parking spaces.
4. Clearing of trees in drive way to be relocated.

The cost for this work is Three Thousand Seven Hundred Thirty Dollars (\$3,730.00).

If you have any questions please free to call.

Sincerely

Thomas Coupert
Vice-president

\$ 3,730.00

"Public Hearing"

RESULTS OF P.B. MEETING

DATE: July 13, 1994

PROJECT NAME: West Point Town S.P. PROJECT NUMBER 94-14

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) D S) L VOTE: A 3 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) D S) L VOTE: A 3 N 0 APPR. CONDITIONALLY: 7/13/94

NEED NEW PLANS: YES X NO

DISCUSSION/APPROVAL CONDITIONS:

Letter read into the minutes from Sheible

P.H. Closed

* Call to let them know they can see plans.

Need Board estimate

Handicap Detail on Map.

PLANNING BOARD FILE NUMBER: 94-14

MEMORANDUM FOR FILE

DATE: July 14, 1994

On this date: I phoned Bernadette Scheible and let
her know that her letter was discussed at the
Public Hearing and that the plans are on file
if she would like to come in to review them.

cm

July 13, 1994

New Windsor Planning Board,

On behalf of my company.
Public Storage located on Rt 94
next to West Point Tours - we are
concerned with the proposed construction
behind our property.

We currently have an existing
water problem - an abundance
of water flows thru our property
during rainstorms or with
melting snow. We are trying
to rectify the problem - however
we are faced with the possibility
of an additional problem with
this construction.

I do not know exactly what
West Point Tours plans to do
with the property as far as
improvement - but we would
appreciate if someone could
contact us with these plans
to avoid a potential problem.

Thank you,
Bernadette Schuele
Property manager

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/13/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-14

NAME: WEST POINT TOURS SITE PLAN & SPECIAL PERMIT
APPLICANT: W.J. WOODWARD CONSTRUCTION

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/01/94	MUNICIPAL HIGHWAY	06/22/94	SUPERSEDED BY REV1
ORIG	06/01/94	MUNICIPAL WATER	06/03/94	APPROVED
ORIG	06/01/94	MUNICIPAL SEWER	06/22/94	SUPERSEDED BY REV1
ORIG	06/01/94	MUNICIPAL FIRE . APPR'D WHEN 3 ADDITIONAL HANDICAP SPACES ADDED-PER WORKSHOP	06/02/94	APPROVED COND.
ORIG	06/01/94		06/22/94	SUPERSEDED BY REV1
ORIG	06/01/94		06/22/94	SUPERSEDED BY REV1
REV1	06/22/94	MUNICIPAL HIGHWAY	07/07/94	APPROVED
REV1	06/22/94	MUNICIPAL WATER	06/24/94	APPROVED
REV1	06/22/94	MUNICIPAL SEWER	/ /	
REV1	06/22/94	MUNICIPAL FIRE	06/22/94	APPROVED
REV1	06/22/94		/ /	
REV1	06/22/94		/ /	

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan/~~Subdivision of~~
+ Special Permit
West Point Tours

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age
and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On June 22, I compared the 29 addressed
envelopes containing the attached Notice of Public Hearing with
the certified list provided by the Assessor regarding the above
application for Site Plan/Subdivision and I find that the
addressees are identical to the list received. I then mailed the
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

22nd day of June, 1994

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 18, 1995

AFFIMAIL.PLB - DISC#1 P.B.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

June 15, 1994

W.J. Woodward Construction Inc.
#2 Milton Ind. Park
Highland, NY 12547

RE: Tax Map Parcels: 69-4-7 & 69-4-8 Variance List
Property Location: West Point Tours, PO Box 125, Vails Gate, NY 12584

To Whom It May Concern:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook /cd

LESLIE COOK
Sole Assessor

LC/cd
Attachments
CC: ~~Myra~~ Mason

Hopkins, George M. & Edna
Box 31, Rte. 94
Vails Gate, NY 12584 ✓

Hopkins, George M. & Theresa M.
Box 31
Vails Gate, NY 12584 ✓

National Temple Hill Assoc.
Temple Hill Road
Vails Gate, NY 12584 ✓

Walsky, Harold & Duarte, Graciano
P.O. Box 8648
Woodcliff Lake, NJ 07675 ✓

Route 300 Associates
c/o John Yanaklis
550 Hamilton Ave.
Brooklyn, NY 11232 ✓

County of Orange
255-275 Main St.
Goshen, NY 10924 ✓

Bergknoff, Irwin
Rt. 32
Highland Mills, NY 10930 ✓

Ettinger, Howard W. & Sarah P.
Box 64
Vails Gate, NY 12584 ✓

V.G.R. Associates
c/o Howard V. Rosenblum
300 Martime Ave.
White Plains, NY 10601 ✓

Tarkett Inc.
800 Lanidex Plaza
Parsippany, NJ 07054 ✓

Van Der Essen, Ian
Box 367
Vails Gate, NY 12584 ✓

Scheetz, Harold A. & Harriet E. ✓
P.O. Box 847
Vails Gate, NY 12584

Scheible, Frederick ✓
P.O. Box 384
Vails Gate, NY 12584

13

Storage Equities Inc. &
PS Partners Ltd., PO Box 25025
Dept. PT - NY 24109-02 ✓
Glendale, CA 91201-5025

Twenty Dexter, Ltd.
614 Little Britain Rd.
New Windsor, NY 12550 ✓

Bernhardt, Coleen J. & Robert G.
PO Box 407 ✓
Vails Gate, NY 12584

Boneri, Jean C.
Box 526 ✓
Vails Gate, NY 12584

Simonson, Richard & Helen
Box 485 ✓
Vails Gate, NY 12584

Brewer, Ella
Box 527 ✓
Vails Gate, NY 12584

Brewer, Wilbur & Mary E.
PO Box 610 ✓
Vails Gate, NY 12584

Ernst, Jerome & Pearl
5131 N. 40th St., Apt. A301 ✓
Phoenix, Az 85018

Brewer, Walter
PO Box 293 ✓
Vails Gate, NY 12584

McMillen, Mary
PO Box 153 ✓
Vails Gate, NY 12584

Brewer, Russell A. Jr. & Ruth Ann
Rt. 94, Box 103 ✓
Vails Gate, NY 12584

Brewer, Helen & Ida Mae & Micheal
PO Box 293 ✓
Vails Gate, NY 12584

Deyo, Beatrice & Hannah Marie &
Lawrence Arthur Scherf ✓
PO Box 293
Vails Gate, NY 12584

13

Central Hudson Gas &
Electric Corporation
284 South Ave.
Poughkeepsie, NY 12601 ✓

Slepoy, Herbert & Gardner, Fred ✓
104 S. Central Ave.
Valley Stream, NY 11580 3

Gardner, Fred & Slepoy, Andrew
& William & Jacqueline
c/o Slepoy Family Trust
104 S. Central Ave. RM 20
Valley Stream, NY 11580-5461)

13
13
3

29 Addressed envelopes (Mailed)

5 Town Officials (Hand Delivered)

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on July 13, 1994 at 7:30 P.M. on the approval of the proposed Site plan & Special Use Permit (Subdivision of Lands)* (Site Plan)* OF West Point Tours Sec. 69-Block 4-Lots 6.2, 7&8 located RT 94 Vails Gate, NY 12584

Map of the (~~Subdivision of Lands~~)(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: June 27, 1994

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

RECREATION DEPARTMENT

TOWN OF NEW WINDSOR

New Windsor Rec Cleaning Closets

If you have unwanted complete board games, cards, or other craft supplies, the New Windsor Recreation Department will gladly accept them for youth programs.

Memberships To Crestview Lake Available

Crestview Lake is still accepting memberships for resident & non-resident families and singles. Registration is on weekends at the lake or when Crestview facility opens on a full time daily basis, June 27, 1994. The next two weekends, June 18 and June 19, and June 25, and 26, the lake will be open to not only members, but to daily admissions which will apply all summer. Plan your get together picnic, fishing, boating, beach, game room, snack bar, volley ball game, or just enjoy the serene beauty of Crestview Lake: located off Drury Lane, on Jim Kelly Drive in the Town of New Windsor.

Co-Ed Softball Registration

New Windsor Recreation is now registering adults for Co-Ed Softball. Play will start on July 8 and will continue every Monday and Friday at Ruscitti Park, 244 Union Avenue, for ten weeks. Registration fee is \$20. For more information, call 565-7750.

AARP Mature Driving Course

The AARP Mature Driving Course will be offered at the Marasco Senior Center, 555 Union Avenue, New Windsor, on Mon. and Tues. July 18 and 19 from 9 a.m. to 1 p.m. Attendance is mandatory both days. Cost \$8.00, payable by check, please. Register at Recreation Office, 244 Union Avenue.

Meadow Hill Mini-Mart

TOWN OF NEWBURGH

Town Recreation Adult Aerobics

The Town of Newburgh Recreation Department will offer "Body Works" with Mary Ann B. on Mondays, Wednesdays, and Thursdays beginning June 27. The class combines low impact aerobics with toning exercises.

"Slimnastics" with Eileen Bowman is exercise to tone and firm the figure with concentration on hips, thighs, waist, arms and abdomen. Step box is included on Monday classes. Classes are also available on Tuesdays and Thursdays, at 8:00 pm. Starting June 27th.

A "Country Line Dancing" class will be offered on Wednesday evenings from 7:30 to 8:30 pm, starting June 29th.

An outdoor volleyball program will be conducted behind Meadow Hill School on Monday evenings from 6:00 to 8:00 pm, beginning July 11th to August 22nd.

For more information on schedules, fees, and registration, call 564-7815.

Widow Support

The Recreation Center welcomes a support group for persons widowed in their 30's and 40's. The group meets under direction of a certified social worker on Wednesdays from 7 pm - 8 pm at the center. Call 564-7815 for more information.

Oil Painting Classes Offered

The Town of Newburgh Recreation Department will offer classes in Oil Painting taught by Helena Woodlen beginning June 24th. Registration is open now and can be done at the Senior Citizen Office. The class will meet at the Recreation Center on Friday afternoons at 3:30 and will run until 4:45. The class will be offered for six weeks and is limited to 8 participants. For information, call Anne Coon at 564-7815.

Town Rec Offers Adult Tennis Instruction

The Town of Newburgh Recreation Department will conduct Tennis Instruction for Adults at Meadow Hill School in two weeks.

+ 2 faded
FAX sheets

P.M. on F
including s
from the Di
address.

John F.
Director
County

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John F. D
Director
County of

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RECREATION DEPARTMENT NEWS

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Open

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NOTICE DIVISION C COUNTY

Sealed bids for the PAPER AND RELA the various Departm the County of Orange office of the Division County of Orange at 218, Goshen, New Y P.M. on Friday, Ju including specificati from the Division of address.

John F. Degnan
Director of Purchas
County of Orange

DATED: June 23,

NOTICE TO DIVISION OF COUNTY O

Sealed bids for supp TATION OF PRES CAPPED CHILDRE County Health Depart ceived at the office of Division of Purchases at Complex, Goshen, New 3:00 P.M. on Friday, forms, including sp be picked up at the O.C chase, at the above hours of 9:00 AM-5:00 Friday.

John F. Degnan
Director of Purchases
County of Orange

DATED: June 23, 19

NOTICE TO DIVISION OF COUNTY OF C

Sealed bids for suppl LOTS AND ELECTION the Orange County Board received at the office of

NYS LOTTO & INSTANT LOTTERY

Spring Specials!

2% MILK - \$1.99
BUDWEISER/COORS/MILLER - \$6.99
HEINEKEN - \$9.99
MICHELOB - \$7.49

GAS - OIL - TOWING - CAR WASH

1117 Union Ave., NBG
Next To Newburgh Mall

564-4410

INSURANCE PROBLEMS

Got You Hanging?

Come in to discuss them with us,



Homeowners
Life

Business
Automobiles

MOTORCYCLES

- MOTOR VEHICLE PROBLEMS SOLVED
- ACCIDENT-PRONE?
- SKY-HIGH PREMIUMS
- CANCELLED INSURANCE
- TOO MANY TICKETS • TEENAGERS



MONTHLY PAYMENTS

- IMMEDIATE FS - ID CARDS
- FOR ALL AGES 16 - 75
- LOW DOWN PAYMENT • ANNUAL POLICIES

HOLLAND INSURANCE

We Care
Since 1958

562-2424

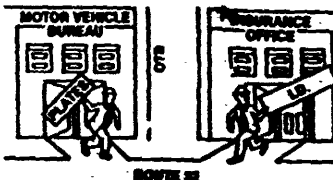
LAKESIDE PLAZA - RT 32

NEWBURGH

OR

PLAYTOGS PLAZA - DOLSON AV
MIDDLETOWN...343-3900

JUST A FEW DOORS FROM
MOTOR VEHICLE BUREAU



SAVE TIME AND MONEY

... schedule available. Call 564-7815 for
and fees.

Town of Newburgh Sponsors Art Show

The Town of Newburgh Recreation Department will sponsor Art Show as part of Town of Newburgh Day on August 13th from 12:00 to 5:00 at Cronomer Hill baseball Diamond on Powder Mill Road. A \$15.00 fee entitles each artist to 15' hanging space on chain-link fence, two chairs, and the benefit of the public relations done for Town of Newburgh Day. Call Anne Coon at 564-7815 for applications and information.

Cape Cod Trip Planned

The Town of Newburgh Recreation Department's Senior Citizens Program will sponsor a trip to Cape Cod, Massachusetts on August 1-3. The trip cost is \$243.00 per person double occupancy and includes two nights accommodations at the Captain's Quarters, a tour of Sandwich. Admission to the famous Sandwich Glass Museum and the Heritage Plantation, two breakfasts, two dinners, a tour of Chatham, including the Chatham Winery, deluxe motor coach transportation, baggage handling, and all taxes and gratuities. Non residents may register for this trip by paying a nominal surcharge. Call Anne Coon at 564-7815 for further information.

To show all due respect for the recently-passed "No Smoking" laws, Dr. Metzger has announced that Thursdays will be "Smoking Mandatory" days in his Always - Politically - Correct New Windsor office. All patients will be required to: be smoking when they enter the office; smoke at least one cigarette each ten minutes they are there; and be puffing away when they leave. All staff will be required to have a lit cigarette, pipe or cigar going at all times, with no ventilation to be used at any time.

Dr. Metzger's Office Is Closed On Thursdays



539 Blooming Grove Tpke. (Rt. 94)
P.O. Box 4549
New Windsor, N.Y. 12553

RESULTS OF P.B. MEETING

DATE: June 8, 1994

PROJECT NAME: West Point Turn S.P. PROJECT NUMBER 94-14

LEAD AGENCY:

* NEGATIVE DEC:

M) D S) V VOTE: A 5 N 0

* M) S) VOTE: A N

CARRIED: YES ☒ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) V S) S VOTE: A 5 N 0

WAIVED: YES NO ☒

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES ☒ NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need Special Permit
Need corrected plan (handicap parking)
Bldg N/E.

WEST POINT TOURS SITE PLAN - (94-14) RT. 94

Mr. Thomas Coupart appeared before the board for this proposal.

MR. EDSALL: For the record, I want to disclose that we're currently working for Woodward Construction or Kelly Woodward Homes on a project in the Town of Newburgh. Obviously, Woodward is the applicant, although not the property owner. I just want you to be aware that we, prior to this application, had that involvement.

MR. PETRO: Thank you for the disclosure, Mr. Edsall.

MR. COUPART: What we have here is a proposed 5,600 square foot addition to the existing West Point Tours service garage, it's going to be located on the west side of the existing building. The purpose is for the same use for servicing their equipment. They just have to expand because they are basically at this point saturated with their own vehicles. We had met with Mark Edsall at two or three different workshop sessions and Mark had come up with a few remarks in regards to parking, handicapped parking, employee parking, making notations on the drawings which his notations don't show up on your drawings but they do show up on my marked-up drawing, it's on 11 plus acres, meets all your requirements, I believe at this time.

MR. PETRO: The use of this addition is going to be identical to the use of the first building?

MR. COUPART: Yes.

MR. PETRO: Which is exactly what--

MR. COUPART: They service their school buses, repair, services.

MR. PETRO: Mechanically repair the school buses?

MR. COUPART: Yes.

MR. PETRO: Does that clarify B5 or A4 use?

MR. EDSALL: The reason I'm asking the question the board has to make a decision what exactly the proposed addition falls under, either combination of those two uses or one or the other because if it's changing the special permit use or if it's expanding it, then you may have to have a public hearing. If it's just the permitted by right use that you are affecting, you could consider it just the site plan amendment and you could waive the public hearing. So I think that is important.

MR. PETRO: Which is the permitted use and the special permit?

MR. EDSALL: Anything with a B column is a special permit use which is repair facility and the personal service establishment, which is the bus services is the permitted by right use. So if it is purely involving the bus use, it's just purely a site plan that allows you some discretion on public hearing. If you are going to consider it as affecting the repair shop use that exists there in conjunction with the bus use, well then you have to have a public hearing, if they are changing that.

MR. PETRO: Well, it's a technicality. I understand but I've asked the applicant, he stated for the record that it is going to be a repair which means we have to have a public hearing for the expanded, for the special use permit, that is what you stated, right, it is going to be repair for school buses?

MR. COUPART: As existing, they are going to use the addition for the same use that they are using the present building at this time.

MR. EDSALL: Probably safer to just plan on having a public hearing getting it out of the way.

MR. PETRO: I think so. Does anyone disagree with me on that?

MR. LANDER: No.

MR. DUBALDI: No.

MR. VAN LEEUWEN: No.

MR. SCHIEFER: No.

MR. VAN LEEUWEN: If we have to do it.

MR. PETRO: I think he still stated that it is going to be the same use.

MR. COUPART: What it is going to accommodate, they have purchased these larger units, the MCI coaches which you have seen and their existing facilities don't accommodate the repair area that they need for the repair. The existing pits aren't large enough at this time so in addition, would have a larger pit.

MR. PETRO: Bottom line it's for repair. By law, we'll need a public hearing so we'll just have it.

MR. VAN LEEUWEN: Otherwise, somebody will raise hell.

MR. PETRO: Let's do it the right way.

MR. VAN LEEUWEN: We will put him up for a public hearing. We can do it at the next meeting.

MR. DUBALDI: Do we have to take lead agency?

MR. PETRO: Yes.

MR. DUBALDI: Make a motion we take lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the West Point Tours Site Plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE

MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. LANDER: With the addition, Mr. Chairman, we're expanding this building by 50 percent. Are we going to have enough parking spaces for that square foot calculation?

MR. COUPART: Yes. What we have here once again is not shown on the, on your drawing but they are shown on my drawing on the parking schedule here. There's a total of, there's 80 required and there's 93 being provided. Also with the handicapped, there's one existing now according to code, you need three additional so there will be four.

MR. LANDER: You need what now?

MR. COUPART: Total required is 80.

MR. LANDER: Employee parking?

MR. COUPART: Yes.

MR. VAN LEEUWEN: For the square footage of the building is what he is saying.

MR. LANDER: Where are these located?

MR. COUPART: Down here in the employee parking area, it's in the lower lot on this side.

MR. LANDER: You should show them on the plan.

MR. COUPART: Yes, Mark has made comments which don't show up on yours but will be shown on a revised site plan. And if there's anything else that you'd like to have shown on the drawing, that is why it hasn't been redone at this time.

MR. PETRO: You have to show the handicapped parking.

MR. COUPART: Handicapped parking will be shown on there, the schematic.

MR. PETRO: Get a copy of Mark's comments when you leave and it will really help you. This is not so much a Planning Board but Mike, did you advise him that the building is going to be sprinklered and let me ask you this also the addition is 5,600 square feet, once you add it to the building, does the whole building need to be sprinklered?

MR. VAN LEEUWEN: Did the fire inspector improve this?

MR. EDSALL: He's reviewed it at the workshop and he's indicated that at least 5,600--

MR. COUPART: No, Bobby has stated that according to State Law, anything under 18,000 square feet does not need to be sprinklered.

MR. PETRO: I'm aware of that but this is New Windsor and New Windsor has 5,000 square feet.

MR. COUPART: There's a bay area in here which Bobby has requested in the design stages that we build a fire wall, a 12 inch solid floor to ceiling wall which would separate one bay, a wash bay from the rest of the building which Bobby said he would grant.

MR. VAN LEEUWEN: Mr. Chairman, the Town is backing away from the 5,000 square foot requirement to have the sprinkler system, by the way.

MR. LANDER: Is it law yet?

MR. PETRO: The only reason I'm bringing this up also is that if necessary, you might want to look at the building to be 5,000, instead of 5,600.

MR. COUPART: We did look at that, they need that 600 square feet to accomodate the work area.

MR. PETRO: You were so close and it could save a lot of time and headaches, I know the State Law.

MR. EDSALL: Building height, are you proposing to carry along?

MR. COUPART: We're matching existing eaves heights as it exists now.

MR. PETRO: Anybody see anything else I think if he gets the plan in order.

MR. KRIEGER: If I may, I received a fax to me, copies of the deeds in this case, specifically I'm addressing this to a couple things, first of all, Mark, did you get copies of the deed?

MR. EDSALL: I received copies of deeds and I had passed on back to Myra that I was unable to check them because the property information shown on this site plan is merely the dimensions, doesn't provide the bearings so my comment number 3 requests that they provide all the property information for the property lines so that we can verify that.

MR. KRIEGER: I also have a couple of concerns with respect to the deed itself. I was given one deed, Mark's already spoken about the metes and bounds problem with checking that deed, the deed I was given did not indicate that it was recorded and it was cited in its chain of title a corporate owner, which is not this applicant, somewhere in the chain of title, apparently. I've discussed this matter with the applicant's attorney but he has yet to provide with me information to satisfy my concerns of those two concerns. I can't sign off on that yet.

MR. PETRO: Okay, other than that, is there any other concerns from the board members at this time? We can have a negative dec or we can do it at the next meeting.

MR. EDSALL: I would do that following your public hearing.

MR. PETRO: Vote for public hearing, is there a motion?

MR. LANDER: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the West Point Tours site plan on Route 94. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. PETRO: We've deemed that we do need a public hearing once you're prepared to go with Myra and we can do that.

MR. COUPART: At that time would you want a revised site plan?

MR. VAN LEEUWEN: Absolutely.

MR. COUPART: What we have here on this drawing right now with Mark's comments.

MR. PETRO: Basically, handicapped parking.

MR. BABCOCK: You should address all Mark's comments and then you wouldn't lose any time by returning back to a workshop so we can verify that everything is on the plan before you continue to the public hearing. There will be a workshop before you'll be able to get back here, anyway, so it won't hold you up.

MR. COUPART: In regards to the public hearing, who's notified, is it everybody within--

MR. VAN LEEUWEN: Get together with Myra and Myra will take care of you.

MR. PETRO: 3 or 500 feet?

MR. VAN LEEUWEN: 500.

MR. BABCOCK: Just to clarify the sprinkler system, it is 5,000 square feet regardless of fire walls just so you know that and it's only on new buildings erected after the adoption of this law so the way I read that would be only on the addition.

MR. PETRO: So you'll still have to calculate the space, it is a 5,600 square foot building, it's going to be needed to be sprinklered. If you go to 5,000 or 4,999 it will be a considerable expense saved.

MR. COUPART: Building is going to remain at 56, at this point and it had been addressed and Bob has waived and he did take it to the Board of Review or whatnot, I believe the 31st of May, and they had no problem with that.

MR. PETRO: I'll tell you what, it's not a Planning Board matter, I was just bringing it up as a matter to save the applicant some time and effort. That is between the building department, fire department and Board of Review.

MR. BABCOCK: I was unaware that you were taking any other action.

MR. COUPART: Yes.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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New Windsor, New York 12553
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- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WEST POINT TOURS SITE PLAN
(BUILDING ADDITION)
PROJECT LOCATION: NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-14
DATE: 8 JUNE 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED 5600 SQ. FT.
ADDITION ONE THE WEST END OF THE EXISTING
BUILDING. THE PROJECT WAS REVIEWED ON A CONCEPT
BASIS.

1. The previous application submitted for this property (NWPB No. 94-2) involved the additional parking provisions at the south of the overall site. The use classification assigned by the Board for the bus/transportation use was A-4, service establishments. At the time of the previous application it was also acknowledged that the site also included a service repair garage, Use B-5.

It is my recommendation that the Board first discuss the use of the proposed addition to determine if same is related to the A-4 Use, or B-5 Use, or both. This is important since the B-5 Use is a special permit use, and if same is involved, different procedural requirements may apply.

Whichever use classification(s) is identified, the same bulk requirements apply, and it would appear that the project can easily comply with the minimum requirements (see next comment).

2. The "required" bulk information shown on the plan appears correct for the "C" Zoning District, with the exception of the indicated permitted building height for the addition, which is incorrectly indicated as 24' (based on the setback from the addition, rather than the overall building). A corrected permitted building height should be computed. It would also be beneficial to reference the existing building height and indicate whether the proposed addition would match the existing building height or be higher.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: WEST POINT TOURS SITE PLAN
(BUILDING ADDITION)
PROJECT LOCATION: NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 6.2, 7 AND 8
PROJECT NUMBER: 94-14
DATE: 8 JUNE 1994

3. The plan should include bearing information, along with the distances indicated for the metes and bounds of the overall property. As well, it should be verified that the three (3) lots of this site have been combined as required by the 94-2 application.
4. The parking schedule indicated on the plan requires some correction, although it appears that the Applicant would be capable of providing all the necessary parking for the site.

Based on the number of total spaces on the project site, the New York State Code requires a total of four (4) handicapped parking spaces. At the Technical Workshop meeting, we have discussed a possible appropriate layout for same.

The Board should determine if any additional detail is required regarding the existing parking lot arrangement.

5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. Pursuant to a memorandum dated 23 February 1989 from the Town Building Inspector, a detail for the handicapped parking and associated sign should be provided on the plans.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WESTPT3.mk

B. #94-14 ESCROW



561-2671
WEST POINT TOURS, INC.
 CHARTER BUS SERVICE
 P.O. BOX 125-ROUTE 94
 VALES GATE, NEW YORK 12584

EXPLANATION	AMOUNT

50-235/219

4300

PAY AMOUNT OF Seven Hundred Fifty 00/100 DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	ACCTS. PAYABLE	DISC.	CHECK NUMBER
6/1/94	Town of New Windsor	750.00		4300

\$ 750.00

THE BANK OF NEW YORK
 42-44 MAIN ST., HIGHLAND FALLS, N.Y. 10928

⑈00004300⑈ ⑆021902352⑆ ⑆0235100179⑈

B. #94-14 Application Fee



561-2671
WEST POINT TOURS, INC.
 CHARTER BUS SERVICE
 P.O. BOX 125-ROUTE 94
 VALES GATE, NEW YORK 12584

EXPLANATION	AMOUNT

50-235/219

4299

PAY AMOUNT OF One Hundred Fifty 00/100 DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	ACCTS. PAYABLE	DISC.	CHECK NUMBER
6/1/94	Town of New Windsor	150.00		4299

\$ 150.00

THE BANK OF NEW YORK
 42-44 MAIN ST., HIGHLAND FALLS, N.Y. 10928

⑈00004299⑈ ⑆021902352⑆ ⑆0235100179⑈

COMPTROLLER	AMOUNT OF CHECK: \$ <u>750.00</u>	TOTAL DEPOSIT: \$ <u>750.00</u>	FDR: S.P. Minimum \$ <u>750.00</u>	NAME West Point Tours, Inc.	P.B. # <u>94-14</u>
	#4300				



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 14

DATE PLAN RECEIVED: RECEIVED JUN 2 2 1994 Rev. 1

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

Fred Sasser
HIGHWAY SUPERINTENDENT

7/7/94
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 22 June 1994
SUBJECT: West Point Tours

Planning Board Reference Number : PB-94-14
Dated : 22 June 1994
Fire Prevention Reference Number : FPS-94-031

A review of the above referenced subject site plan was conducted on 22 June 1994.

This site plan is acceptable.

Plans Dated: 21 June 1994 Revision 1

Robert F. Rodgers, C.C.A. (mvz)
ROBERT F. RODGERS, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-14

DATE PLAN RECEIVED: RECEIVED JUN 22 1994 Rev 1

The maps and plans for the Site Approval West Point Towers Addition

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 2 June 1994
SUBJECT: West Point Tours

Planning Board Reference Number : PB-94-14
Dated : 1 June 1994
Fire Prevention Reference Number: FPS-94-026

A review of the above referenced subject site plan was conducted on 2 June 1994.

This plan is acceptable when the three (3) additional handicapped parking spaces have been added to the site plan as discussed in the workshop session.

Plans Dated: 1 June 1994

Robert F. Rodgers C.C.A. (mv)
ROBERT F. RODGERS, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-14 *orig.*

DATE PLAN RECEIVED: RECEIVED JUN 1 1994

The maps and plans for the Site Approval Wax Point Towers

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved X

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF Per. Wadner P/B # **94-14**
WORK SESSION DATE: 1 June 94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full
PROJECT NAME: West Pt Tarr
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: _____
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Pkg calc fix
- make y & n (rec 2 front 2 rear)
- show dimensionally
- change the left rear term "Bus" Pkg + "Bus Staging"
- " right employee pkg
- decide re P/H
- add meter & boards
- next avail agenda



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(TOWN/VILLAGE OF New Windsor P/B # 94-14
WORK SESSION DATE: 18 MAY '94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: FD 11
PROJECT NAME: West Pt Town
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Mike Coitello / Tom Conant
MUNIC REPS PRESENT: BLDG INSP. 2 bldg
FIRE INSP. Bib
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 5600' ft addn. 9600
- Service bay (n) 4212 = 5788
- maint. traps [39x9x2] 48 ~~39~~ 39
office 42
area outside bay
- need A/B of site
min screen
One P/H

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

(TOWN) VILLAGE OF New Windsor P/B # 94-14
WORK SESSION DATE: 20 APR 94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: yes REQUIRED: yes
PROJECT NAME: West Pt. Tower
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Tom Caspart
MUNIC REPS PRESENT: BLDG INSP. Wks in office
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- proposed addition for main (land) bldg
(70 x 80 day) add'n on west side
- need Sp app'l - will be special permit modfy
B-5 (also incl. bus wash)
- new park calc & show layout
- will need P/H
- may need sprinkler (likely will) ^{we app side}
if > 5600 definite
- make sure lots combined

94-14
RECEIVED JUN 16 1994

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SPECIAL PERMIT

1. Name of Project West Point Towers Building Addition
2. Name of Applicant W.J. Woodward Construction Phone (914) 795-2146
Address #2 MILTON INDUSTRIAL PK. RTE 9W, MILTON, NY 12547
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record WEST POINT TOURS, INC. Phone (914) 561-2671
Address P.O. BOX 125 VAILS GATE, NY 12584
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan LANC & TULLY ENGRG. Phone (914) 294-3700
Address RTE 207 P.O. BOX 687 GOSHEN, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone N/A
Address N/A
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting TOM COUPART Phone (914) 795-2146
(Name)
7. Location: On the SOUTH side of NYS RTE 94
(Street)
1,200 +/- feet WEST
(Direction)
of INTERSECTION OF RTE 94 & 32 (FIVE CORNERS IN VAILS GATE)
(Street)
8. Acreage of Parcel 11.86 +/- ACRES 9. Zoning District C'
10. Tax Map Designation: Section 69 Block 4 Lot 62, 7 & 8
11. Describe proposed use in detail: ADDITION OF 5,600 SQ. FT. OF SERVICE AREA INCLUDING A CAR WASH LANE.

12. Other Property Information:

- a.) Is the proposed use in or adjacent to a Residential District? NO
- b.) Is a pending sale or lease subject to Planning Board approval of this application? NO
- c.) When was property purchased by present owner? 1968
- d.) Has property been subdivided previously? NO When? —
- e.) Has property been subject of special permit previously? NO When? —
- f.) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- g.) Is there any outside storage at the property now or is any proposed? Describe in detail: STORAGE CONSISTS OF PARKING FOR OWNERS' BUSINESS VEHICLES (BUSES)

13. Attach a proposed plan showing the size and location of the Lot and location of all buildings and proposed facilities, including access drives, parking areas and all streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: _____

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Ther T. G. V. P.
(Applicant)

Sworn to before me this
16th day of June, 1994
Deborah Green
(Notary)

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

94- 14

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project WEST POINT TOWNS BUILDING ADDITION
2. Name of Applicant W.J. WOODWARD CONSTRUCTION Phone (914) 795-2146
Address # 2 MILTON INDUSTRIAL PK. RTE 9W MILTON, NY 12547
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record WEST POINT TOWNS, INC. Phone (914) 561-2671
Address P.O. BOX 125 VAILS GATE, NY 12584
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan LANC! TULLY ENGINEERING Phone (914) 294-3700
Address RTE 207 P.O. BOX 487 GOSHEN, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone N/A
Address N/A
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting TOM CORPANT Phone (914) 795-2146
(Name)
7. Location: On the SOUTH side of NYS RT RTE 94
(Street)
1,200 +/- feet WEST
(Direction)
of INTERSECTION OF RTE 94 & 82 (FIVE CORNERS W VAILS GATE)
(Street)
8. Acreage of Parcel 11.86 +/- ACRES 9. Zoning District C'
10. Tax Map Designation: Section 69 Block 4 Lot 4.2.718
11. This application is for SITE PLAN APPROVAL

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable).

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

1st day of June 1989

Deborah Green
Notary Public

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

VICE PRESIDENT
(Title)

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR W.J. Woodward Construction, Inc.	2. PROJECT NAME Site Plan for West Point Tours Building Addition
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Project lies on the southern side of NYS Rt. 94 approximately 1000± feet east of Five Corners at Vails Gate	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Project involves the addition of 5600± sq. ft. of building space to an existing 11,200± sq. ft. structure.	
7. AMOUNT OF LAND AFFECTED: Initially <u>11.86±</u> acres Ultimately <u>11.86±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Lanc & Tully Engineering & Surveying, P.C.</u> Date: <u>June 1, 1994</u>	
Signature: <u><i>Arthur J. Tully</i></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

Date	

SECRET

Appendix C

State Department Security Manual

SHORT ENVIRONMENTAL ASSESSMENT FORM (For Limited Actions Only)

1. Name of the project or activity: _____
2. Location: _____
3. Date of assessment: _____
4. Name of the assessor: _____

5. Description of the project or activity: _____
6. Potential impacts: _____

7. Mitigation measures: _____
8. Conclusion: _____

9. Signature of the assessor: _____
10. Date of completion: _____

11. Comments: _____
12. Additional information: _____

13. Distribution: _____
14. Review: _____

15. Approval: _____
16. Date of approval: _____

17. Final comments: _____
18. Final date: _____

19. Final signature: _____
20. Final date: _____

21. Final comments: _____
22. Final date: _____

23. Final signature: _____
24. Final date: _____

ELANC & TULLY

ENGINEERING AND SURVEYING, P.C.

FAK TRANSMITTAL SHEET

TO: Mr. J. J. [unclear]
 COMPANY: Interstate [unclear] [unclear] [unclear]
 13 BROAD ST. [unclear] [unclear] [unclear] JOB NO.: 503-4275
 ADDRESS: 1000 [unclear] [unclear] [unclear]
[unclear] [unclear] JOB NO.: 9/10/53

FROM: Frank M. [unclear]
 COMPANY: ELANC & TULLY, P.C. TEL. NO.: (212) 391-2800
 DATE: 6/2/54 APPROXIMATE TIME: 3:40

REMARKS: (If you seal, retransmit this transmittal sheet): None

NOTE: ALL NOT DRAWING ALL TYPES IN WRITABLE FORM, PLEASE CHECK: (UNIL. ORIENTED)

SPECIAL MESSAGE: None
There [unclear] (original) To [unclear]
in [unclear] [unclear] [unclear] [unclear] [unclear]
One out of [unclear] [unclear]

[Signature]

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

LANC & TULLY P.C.

CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS

P.O. Box 687 — Route 207

Goshen, New York 10924

(914) 294-3700

FAX (914) 294-8609

LETTER OF TRANSMITTAL

TO Town of New Windsor Planning Board
555 Union Ave.
New Windsor, NY 12553

DATE	6/2/94	JOB NO.	94-031
ATTENTION	MYRA MASON		
RE	WEST POINT TOWNS BUILDING ADDITION		

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☒ Under separate cover via REG. MAIL the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	JUNE 1, 1994		SHORT EAF

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

MYRA,
ENCLOSED PLEASE FIND THE ORIGINAL
SHORT EAF FOR THE SITE PLAN FOR WEST POINT
TOWNS BUILDING ADDITION ANY QUESTIONS PLEASE
CALL ME AT 294-3700.

Thank YouCOPY TO FILE

SIGNED:

Judith W. N. [Signature]

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JEROME I. BRISMAN, deposes and says that he
resides at 35 CLINTONWOOD DRIVE, NEW WINDSOR
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of WEST POINT TOURS, INC.

which is the premises described in the foregoing application and
that he has authorized W. J. WOODWARD CONSTRUCTION, INC.
to make the foregoing application as described therein.

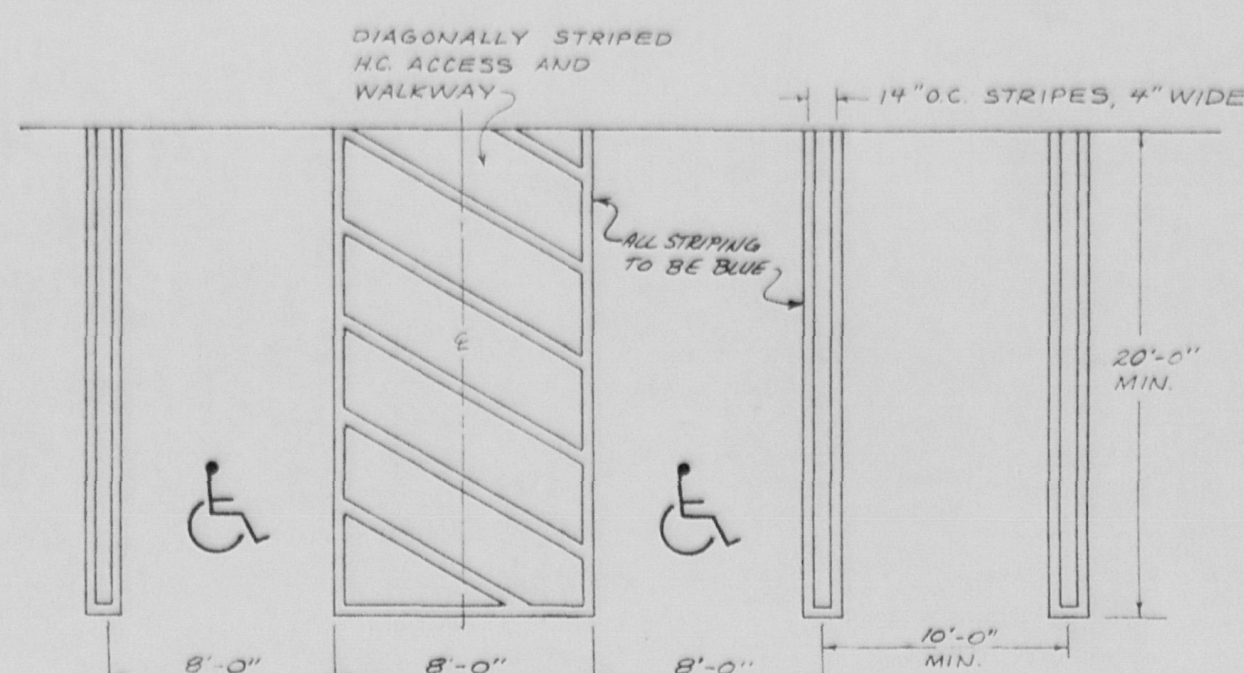
Date: 5/31/94

Jerome I. Brisman
(Owner's Signature)

Barrie A. Lesh
(Witness' Signature)

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 2209.2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.



PARKING SPACE STRIPING DETAIL
NOT TO SCALE



DETAIL-HANDICAP SIGN
NOT TO SCALE

ZONING REQUIREMENTS: C'(B.5 USE)

	REQUIRED	PROPOSED
LOT AREA	40,000 SQ FT	516,621 SQ FT
LOT WIDTH	200 FT	300 FT
FRONT YARD	60 FT	74 FT
ONE SIDE YARD	30 FT	72 FT
BOTH SIDE YARDS	70 FT	101 FT
REAR YARD	30 FT	91 FT
MAXIMUM BUILDING HEIGHT	11.66 FT	15 FT TO EAVES (TO MATCH EXIST. BLDG.)
FLOOR AREA RATIO	0.5	0.03

* PROPOSED BUILDING HEIGHT OF ADDITION TO MATCH EXISTING BUILDING HEIGHT OF 1 STORY METAL BUILDING.

LEGEND

- W- NYS DEC. FRESHWATER WETLAND DELINEATED ON OCT 22, 1993
- N- NYS DEC. FRESHWATER WETLAND DELINEATED ON MARCH 23, 1993
- EXIST. CONTOURS
- FENCE LINE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- MANHOLE
- WATER VALVE
- WATER COURSE
- PROPOSED LIGHTS
- PROPOSED GUIDEWALL
- PROPOSED GABION WALL
- PROPOSED SIX FENCE & HAY BALES
- PROPOSED FENCE LINE
- PROPOSED AREA OF EMERGENCE



PROPERTY AREA

11.86 ACRES
516,621 SQ FT

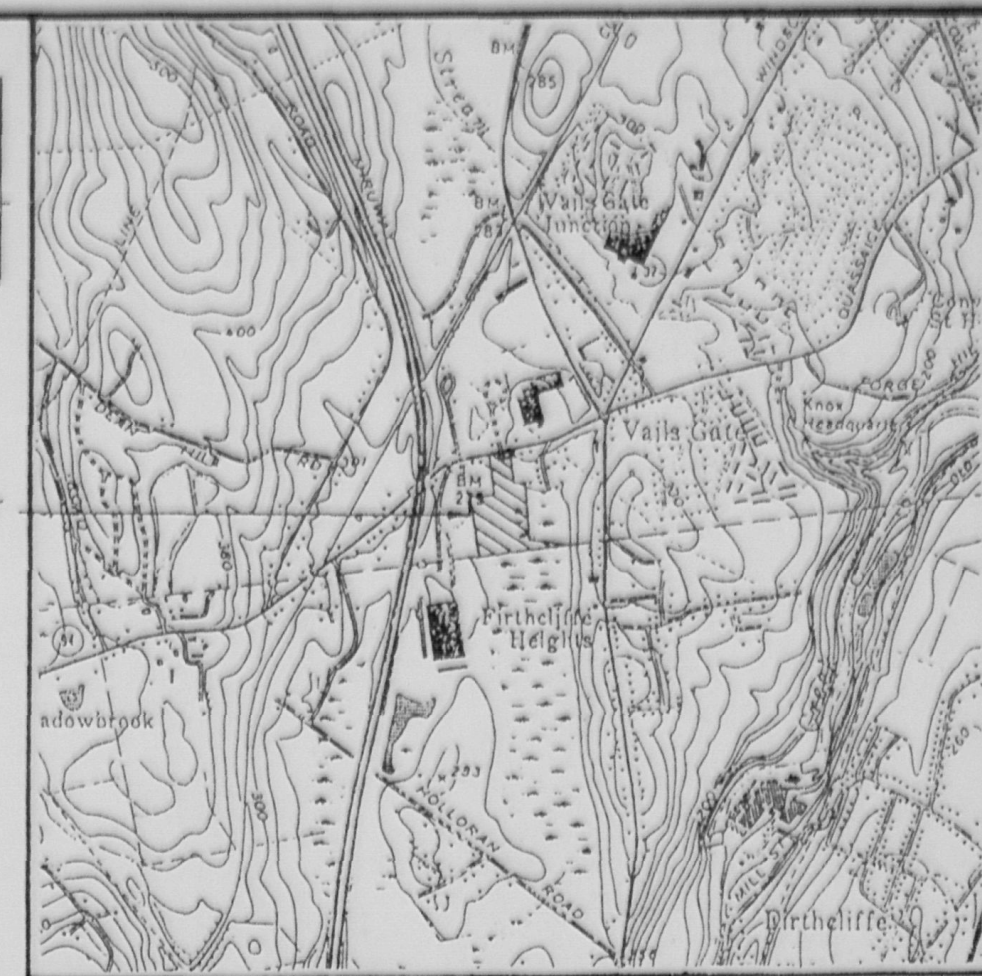
PROPOSED ADDITION COVERAGE

1.31 ACRES
5600 SQ FT

PARKING SCHEDULE

NO. OF EXISTING BAYS	=	8 x 4 SPACES/BAY	=	32 SPACES
NO. OF PROPOSED BAYS	=	6 x 4 SPACES/BAY	=	24 SPACES
TOTAL EXISTING FLOOR SPACE	=	16,800		
TOTAL PROPOSED BAY AREA	=	14 x (34' x 4' x 2)	=	7828
		4,972	x	1 SPACE / 300 FT ² = 23.2 SPACES

TOTAL NUMBER PARKING REQUIRED	=	80 SPACES
TOTAL NO. OF EXISTING PARKING	=	56 SPACES
TOTAL NO. OF NEW PARKING REQ'D	=	24 SPACES
TOTAL NO. OF PROPOSED PARKING	=	80 SPACES



LOCATION PLAN
TAKEN FROM U.S.G.S. CORNWALL QUADRANGLE
SCALE: 1"=2000'

NOTES:

- TOTAL AREA: 11.86 ACRES
- TAX MAP NUMBERS: 63-4-6.2, 7-18
- ZONING DISTRICT: C' DESIGN SHOPPING
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY LANC & TULLY, P.C. ON NOV 11, 1993. THE ELEVATION DATUM IS BASED ON INFORMATION SHOWN ON A MAP ENTITLED: "SURVEY FOR STORAGE EQUITIES, INC., TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK" PREPARED BY MCGOEY, HAUSER & GREVAS, P.C. DATED MARCH 12, 1983, LAST REVISED APRIL 14, 1983.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD SURVEY LOCATION PERFORMED BY LANC & TULLY, P.C. ON NOV 11, 1993, AND INFORMATION FROM DEEDS OF RECORD AND SURVEY MAPS PREPARED BY PATRICK KENNEDY, L.S. AND MCGOEY, HAUSER & GREVAS, P.C.
- SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.

RECORD OWNER

WEST POINT TOURS, INC.
PO BOX 125
VALS GATE, NY 12584

APPLICANT

WJ WOODWARD CONSTRUCTION, INC.
MILTON INDUSTRIAL PARK
ROUTE 9W
MILTON, NY 12547

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEP 15 1994
BY CARMEN R. DUBALDI, JR.
SECRETARY

COPYRIGHT 1994, LANC & TULLY, P.C.

LANC & TULLY ENGINEERING AND SURVEYING, P.C. P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (914) 294-3700		DATE: 11/19/94 REVIEWER: 2/19/94 JULY 15, 1994 SEPT 7, 1994
SITE PLAN FOR WEST POINT TOURS BUILDING ADDITION TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK		SHEET NO. 1 OF 1 DRAWING NO. A-4-031-1
DRAWN BY: EM CHECKED BY: J.S. SCALE: 1"=50' DATE: 11/19/94	DESIGNED BY: J.S. SCALE: 1"=50' DATE: 11/19/94	APPROVED BY: J.S. SCALE: 1"=50' DATE: 11/19/94